

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting, November 14, 2003
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room - 9:00 a.m.**

ROLL CALL

ADMINISTRATIVE

For further information regarding this agenda, please call (858) 694-3816.

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents. Note: The aforementioned does not apply to materials that are presented at the meeting as a part of a visual presentation.

1. Director's Report to the Commission

Items to be discussed include:

- Briefing on actions of the Board of Supervisors
- Planning and Environmental Review Board/Action Sheet Report (J. Vokac)
- Finances and Budget
- GP 2020 Meeting Schedule

CONSENT AGENDA

2. Public Request to be Heard

Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda.

3. Approval of Minutes: September 5, 2003, September 19, 2003, October 3, 2003

APPEALS**4. Bark & Bustos: Administrative Appeal of Director's Decision, AA 03-002, Julian Community Planning Area (Howard)**

This is an Administrative Appeal of a decision of the Director of the Department of Planning and Land Use to require a Major Use Permit for a radio transmitting facility consisting of four 60-foot tall towers and small equipment building on a 180 x 180 square foot area in the M54 General Impact Industrial Use Zone at 3568 Highway 78 within the Julian Community Planning Area. ***Because this is an Administrative Appeal of a decision of the Director of the Department of Planning and Land Use, there is no specific project or Major Use Permit Application to be heard before the Planning Commission at this hearing.***

REGULATORY PROJECTS**5. Terry Brown, Major Use Permit P02-024, Central Mountain Planning Area (Bunnemeyer)**

The proposed project is a Major Use Permit to allow the establishment of a private eight-plot cemetery on Rancho Samagatuma. Rancho Samagatuma consists of 1,763 acres and only a small area of 324 square feet is devoted as burial area. The eight plots are specifically designated for the owner's family members. The proposed private cemetery is an open use located in a rural agricultural area of Central Mountain. The proposed cemetery is located approximately half a mile north of Old Highway 80. The site is completely used for domestic agriculture (cattle grazing) and is situated at 26930 Old Highway 80, in the Central Mountain Community Planning Area.

DISCUSSION/ACTION ITEMS**6. Poway Unified School District General Plan Conformance Review, GPC 03-33 (Swaby)**

The Poway Unified School District is proposing to develop Parcel 39 for a 700-student elementary school within the 4S Ranch Specific Plan area. This school site was originally identified in the 4S Ranch Specific Plan that was adopted by the Board of Supervisors on November 4, 1998. The proposed project is located in the unincorporated area of San Diego County within the San Dieguito Community Planning Area in the northern portion of 4S Ranch at the corner of 4S Ranch Parkway and Rancho Bernardo Road. Currently, the site is undeveloped, consisting of mainly eucalyptus trees, and the surrounding area is generally characterized by undeveloped areas and low-density single-family residential uses.

In order to promote the safety of pupils and comprehensive community planning, the State Public Resource Code Section 21151.2, requires the District to submit sites for review by the Planning Agency to ensure that the proposed use is consistent with public planning policies. The proposed school site is subject to review for General Plan Conformance relative to its purpose, location and extent (Government Code Sections 65402c). The Department of Planning and Land Use has determined that the proposed school site is in conformance with the San Diego County General Plan.

ADMINISTRATIVE

7. Report on actions of Planning Commission's Subcommittees.
8. Designation of member to represent Commission at Board of Supervisors.
9. Discussion of correspondence received by Planning Commission.

DEPARTMENT REPORT

10. Scheduled Meetings.

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DEPARTMENT REPORT

10. Scheduled Meetings

December 12, 2003	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 26, 2003	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
January 9, 2004	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

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ADJOURNMENT

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits, Reclamation Plans, Coastal Use Permit Cases, Site Plans required by Specific Plans, Plan Amendment Authorizations-----	Within 10 calendar days after Planning Commission action
Specific Plans, Specific Plan Amendments, Road Matters, Rezones, Agricultural Preserves, Plan Implementation Hearings, General Plan Amendment Hearings-----	No appeal necessary since staff will automatically transmit case to Board of Supervisors.
Administrative Appeals, Variances, Minor Use Permits-----	No appeal possible to Board of Supervisors; Planning Commission action is final.